



**Town of Moultonborough
Office of Development Services
PO Box 139 ~ 6 Holland Street
(603) 476-2347**

September 30, 2015

Andrew DeLouise
PO Box 859
Moultonborough, NH 03254

NOTICE OF DECISION

Re: 3 Lot Major Subdivision, 115 Hartford Valley Road, Map 47 Lot 2

Dear Mr. DeLouise:

At their regular meeting held on Wednesday, September 23, 2015, the Planning Board approved, with conditions, your application for a major subdivision of Map 47, Lot 2, consisting of approximately 85 acres in the Residential/Agriculture (RA) zoning district to create 3 lots, Lot 2.1 with 14 +/- acres, Lot 2.2 with 16.5 +/- acres and the existing Lot 2 reduced to 54 +/- acres, on Hartford Valley Road.

Included in the motion to approve was an approval of waivers; to perform topographic mapping, wetland and/or soils and slopes mapping, and mapping of all geographic facts within 200 feet of the property, to depict the location and dimension of the entire property, consisting of the "Remaining Land" (Lot 2) of approximately 54 +/- acres, as well as to construct the minimum "road width" of 20 feet, with 2 foot Shoulder Width (each side) as requested in the Waiver Letter dated, 2 September 2015.

This approval has the following conditions to be completed prior to the Chair signing the plat:

1. Property bounds shall be set prior to the Chair signing the plat.
2. Add plan note stating "The owners of lots 2, 2.1 and 2.2 shall be responsible for maintaining the roadway in accordance with Private Road Maintenance Standard #2 from the intersection of Hartford Valley Road and Kent Road, up to its terminus (the hammer head). This condition is not intended to be construed to bestow additional rights on other easement holders on said roadway"

3. The final plat be submitted to the Development Services Office in electronic format to include both a pdf and an approved Cad file format.

If you have questions or comments in this matter please contact me at 476-2347.

Yours truly,

A handwritten signature in black ink, which appears to read "Scott R. Bartlett", followed by the date "9-30-15". The signature is written over a horizontal line.

Scott R. Bartlett
Chairman, Moultonborough Planning Board

Cc: Gary Karp, Town Assessor
Susette Remson, Tax Collector
Map Lot Document File
David M. Dolan